

85-162-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1901.2.C.6 (VB.6.b) to permit a side yard setback of 6' in lieu of the required 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Insufficient clearance to construct garage on to new existing dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare as I affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 (Type or Print Name) James McDonald Hossbach
 Signature *James McDonald Hossbach*
 Address Arlene E. Hossbach
 (Type or Print Name)
 Signature *Arlene E. Hossbach*
 City and State Lutherville, Md. 21093
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 James Hossbach
 Name
 10 Hunters Court 252-0130
 Address Phone No.
 Lutherville, Md. 21093
 City and State
 Attorney for Petitioner:
 (Type or Print Name)
 Signature
 Address
 City and State
 Attorney's Telephone No.: 10 Hunters Court 252-0130
 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of December, 1984, at 10:30 o'clock M.

Carl Jablon
 Zoning Commissioner of Baltimore County.

(over)

James M. Hossbach, et ux - 85-162-A
 E/S Hunters Ct., 250' E of the c/l of Silver Spring Ct. (10 Hunters Ct.) 8th

85-162-A
 7/10C

BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE

PETITION AND SITE PLAN
 EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner
 Date: November 23, 1984
 Norman E. Gerber, Director
 FROM: Office of Planning and Zoning
 SUBJECT: Zoning Petitions No. 85-150-A, 85-154-A, 85-156-A
 85-162-A and 85-163-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JGH/sf/bjs

Norman E. Gerber
 Norman E. Gerber, Director
 Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE November 29, 1984

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204
 obo
 Nicholas B. Commodari
 Chairman

Mr. and Mrs. James M. Hossbach
 10 Hunters Court
 Lutherville, Maryland 21093

RE: Item No. 106, Case No. 85-162-A
 James M. Hossbach, et ux - Petitioners
 Variance Petition

Dear Mr. and Mrs. Hossbach:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The priorities of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: File

85-162-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 23rd day of October, 1984.

ARNOLD JABLON
 Zoning Commissioner

Petitioner James M. Hossbach, et ux Received by *Nicholas B. Commodari*
 Petitioner's Attorney Nicholas B. Commodari
 Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3550
 NORMAN E. GERBER
 DIRECTOR

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Zoning Advisory Meeting of 10/23/84
 Item # 106
 Property Owner: James McDonald Hossbach
 Location: East end of Hunters Court
 E of Silver Spring Court

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on.
- ☐ Landscaping should be provided on this site and shown on the plan.
- ☐ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

Eugene A. Bober
 Eugene A. Bober
 Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS
 DIRECTOR

November 19, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. 101, 102, 104, and 106 Meeting of October 23, 1984
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 101, 102, 104, and 106.

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineering Assoc. II

MSF/ccm

Hossbach
 12/11
 85-162-A

BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204-2586
 494-4500

PAUL H. REINCKE
 CHIEF

November 7, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, MD 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: James McDonald Hossbach

Location: East End of Hunters Court 250' E. from c/l Silver Spring Ct.

Item No.: 106 Zoning Agenda: Meeting of 10/23/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

☐ 6. Site plans are approved, as drawn.

☐ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George M. Maganoff*
 Planning/Code Division Approved: *George M. Maganoff*
 Special Inspection Division Fire Prevention Bureau

/mb

MAY 15 1985



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 4, 1984

Mr. and Mrs. James McD. Hossbach
10 Hunters Court
Lutherville, Maryland 21093

RE: Petition for Variance
E/S Hunters Ct., 250' E of the
c/l of Silver Stirrup Ct. (10 Hunters Ct.)
James McD. Hossbach, et ux - Petitioners
Case No. 85-162-A

Dear Mr. and Mrs. Hossbach:

This is to advise you that \$51.50 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 003123

ARNOLD JABLON
Zoning Commissioner

DATE 12-11-84 ACCOUNT 01-615-000

AMOUNT \$ 51.50

RECEIVED FROM: James Hossbach

FOR: Petition + Ads - 85-162-A

C 034*****515013 8112F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

8th Election District

LOCATION: East side of Hunters Court, 250 feet East of the centerline of Silver Stirrup Court (10 Hunters Court)

DATE AND TIME: Tuesday, December 11, 1984 at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 6 feet in lieu of the required 15 feet.

Being the property of James McDonald Hossbach, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

DESCRIPTION

Beginning at a point on the East end of Hunters Court at the distance of 250' east of the center line of Silver Stirrup Court.
Being known and designated as Lot No. 8, Block "B" as shown on the Plat entitled "Amended Plat A, Sec. 2 'Hunt Ridge'" which is recorded among the land records of Baltimore County in Plat Book E.H.K., Jr. No. 47 Folio 26. The Improvements thereon being known as No. 10 Hunters Court.

